



AVAILABLE FOR SALE

**6701-6801 Wilson Ave**

HUNTINGTON PARK, CA 90001

**MOON LIM**

Executive Vice President

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# PROPERTY SUMMARY

An exceptional investment opportunity is available at 6701–6801 Wilson Avenue in Huntington Park, offering a ±100,576 square foot industrial distribution facility within the highly sought-after Alameda Corridor submarket.

The property features 10 dock-high loading positions, 4 ground-level doors, and a ±10,283 square foot office component, along with ±15,650 square feet of cooler space and ±4,000 square feet of freezer space, providing efficient functionality for a wide range of distribution and cold storage users. The building offers a 24-foot clear height, a .33/3,000 fire sprinkler system, and 1,200 amps of 277/480-volt, 3-phase, 4-wire power (to be verified).

Situated on a ±3.76-acre (±163,767 SF) site, the property includes a fenced yard area and 105 on-site parking spaces, enhancing operational flexibility. The asset is strategically positioned with convenient access to the I-110 Freeway, providing strong regional connectivity to the greater Los Angeles industrial core.



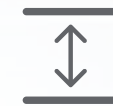
**PRIME ALAMEDA CORRIDOR  
LOCATION NEAR I-110**



**FENCED YARD FOR  
SECURED OPERATIONS**



**10 DOCK-HIGH POSITIONS  
PLUS 4 GROUND-LEVEL DOOR**



**HIGH CEILINGS WITH  
24 FT CLEAR HEIGHT**



**ON-SITE PARKING  
WITH 105 SPACES**



**FIRE SPRINKLER  
SYSTEM**



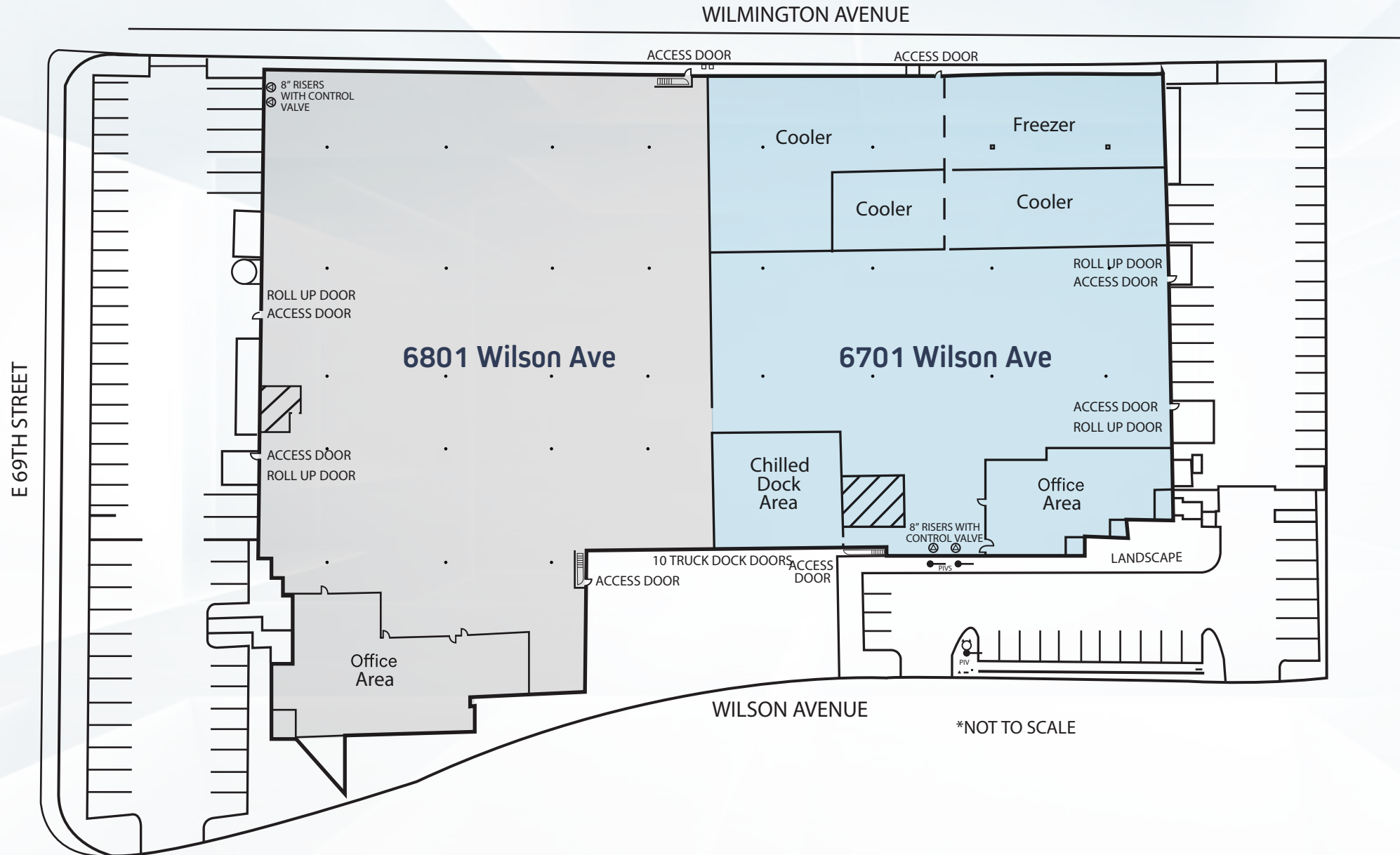
**6701-6801 Wilson Ave**  
HUNTINGTON PARK, CA 90001

|                 |   |
|-----------------|---|
| ADDRESS         | 6701-6801 Wilson Ave, Huntington Park, CA 90001   |
| BUILDING SIZE   | ± 100,576 SF                                      |
| LAND SIZE       | ± 163,767 SF                                      |
| OFFICE SIZE     | ± 10,283 SF                                       |
| COOLER SPACE    | ± 15,650 SF                                       |
| FREEZER SPACE   | ± 4,000 SF  |
| BUILT YR        | 1984  |
| PARKING         | 105 Spaces  |
| CEILING HEIGHTS | 24 ft   |
| POWER           | 1,200 Amps; 277/480 Volt, 3 Phase 4 Wire (verify) |
| LOADING         | 10 DH / 4 GL                                      |
| SPRINKLER       | .33/3,000 Sprinkler System                        |
| YARD            | Fenced Yard                                       |

# SITE PLAN

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### 6701 Wilson Ave

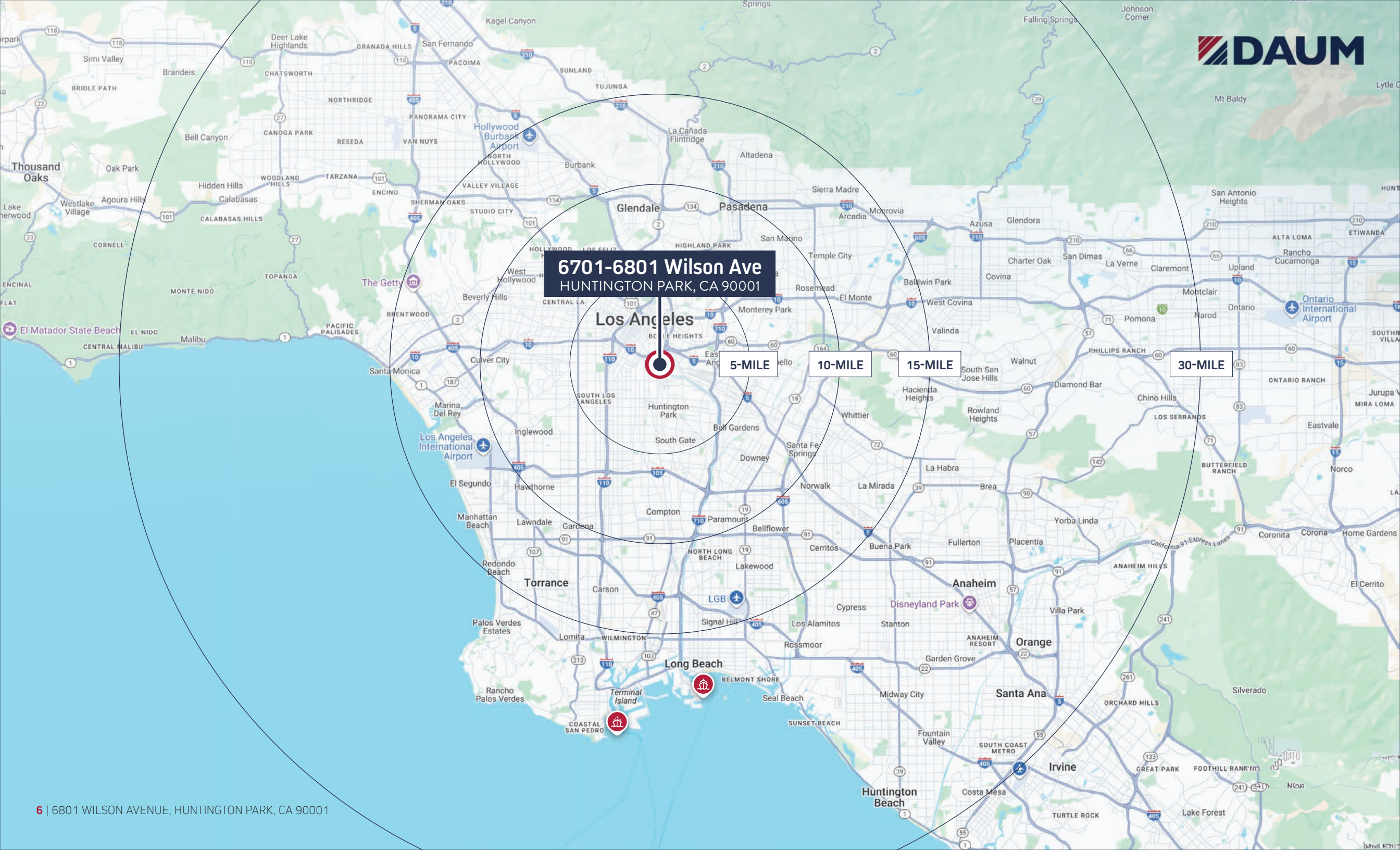
|               |             |
|---------------|-------------|
| BUILDING SIZE | ± 48,448 SF |
| OFFICE SIZE   | ± 6,783 SF  |
| COOLER SIZE   | ± 15,650 SF |
| FREEZER SIZE  | ± 4,000 SF  |

### 6801 Wilson Ave

|               |             |
|---------------|-------------|
| BUILDING SIZE | ± 52,128 SF |
| OFFICE SIZE   | ± 3,500 SF  |







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Los Angeles

5-MILE

10-MILE

15-MILE

30-MILE



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